

19.40.070 Side yard.

In the R-4-8.5 zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall not be less than eighteen feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two required side yards shall be not less than forty feet. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building may have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than twenty feet or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet. (Prior code § 22-21-6)